# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: ACCOMACK COUNTY HOUSING MARKET

APRIL 2025



60

40

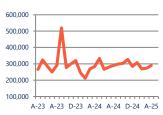
20

10

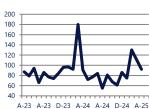
# Active Inventory 274



### Median Sale Price Da \$290,000



Days On Market



**Down -6%** Vs. Year Ago

A-23 A-23 D-23 A-24 A-24 D-24 A-25

Up 27% Vs. Year Ago

**Up 2%** Vs. Year Ago

**Up 1%** Vs. Year Ago

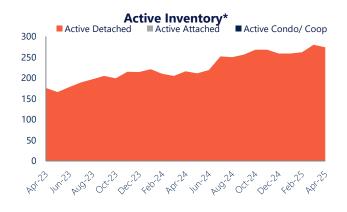


#### **Units Sold**

There was an increase in total units sold in April, with 29 sold this month in Accomack County versus 26 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 6% versus April 2024.

# **Active Inventory**

Versus last year, the total number of homes available this month is higher by 58 units or 27%. The total number of active inventory this April was 274 compared to 216 in April 2024. This month's total of 274 is lower than the previous month's total supply of available inventory of 280, a decrease of 2%.





#### **Median Sale Price**

Last April, the median sale price for Accomack County Homes was \$283,000. This April, the median sale price was \$290,000, an increase of 2% or \$7,000 compared to last year. The current median sold price is 6% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.



#### THE LONG & FOSTER

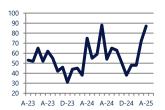
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# New Listings

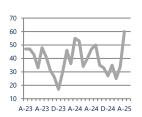
87



**Up 16%** Vs. Year Ago

#### **Current Contracts**

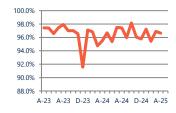
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**Up 9%** Vs. Year Ago

#### **Sold Vs. List Price**

96.7%



Up 1.2% Vs. Year Ago

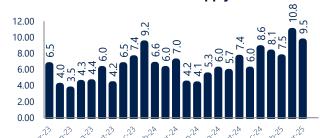
#### **Months of Supply**

9.5



**Up 36%** Vs. Year Ago

#### **Months Of Supply**



## **New Listings & Current Contracts**

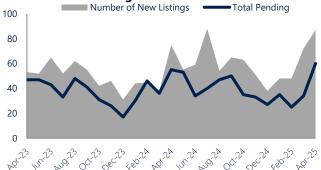
This month there were 87 homes newly listed for sale in Accomack County compared to 75 in April 2024, an increase of 16%. There were 60 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 9% higher than last April.

#### **Months of Supply**

In April, there was 9.4 months of supply available in Accomack County, compared to 7.0 in April 2024. That is an increase of 36% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

#### **New Listings & Current Contracts**



# Sale Price/ List Price & DOM Avg Sale / Avg List Average DOM



#### Sale Price to List Price Ratio

In April, the average sale price in Accomack County was 96.7% of the average list price, which is 1.2% higher than at this time last year.

## **Days On Market**

This month, the average number of days on market was 92, higher than the average last year, which was 91, an increase of 1%.

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